

Chehalis 98532

ZIP code · WA · Washington > Lewis County > Chehalis

BALANCED MARKET

\$469K

MEDIAN SALE PRICE

+6.0%

1-YR CHANGE

283

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

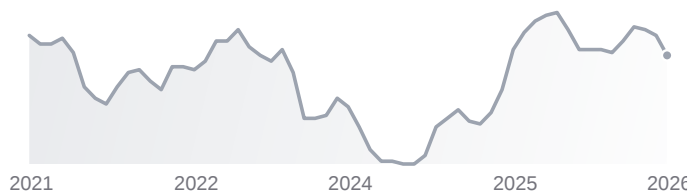
Balanced market · 54 / 100



MARKET TRENDS (5 YEARS)

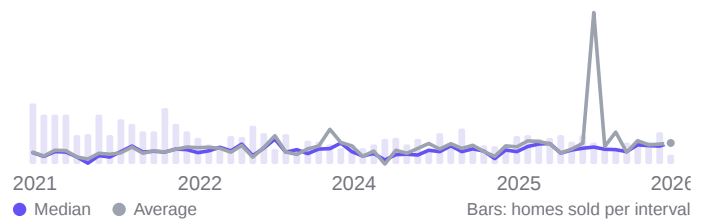
Market temperature (0–100)

54 / 100



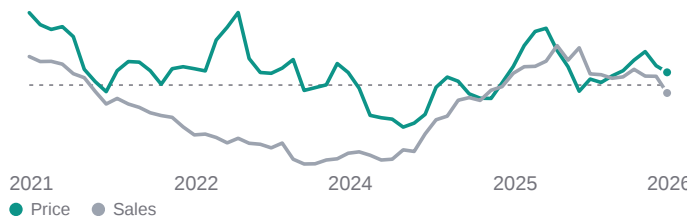
Sale prices

Median \$491K · Average \$487K



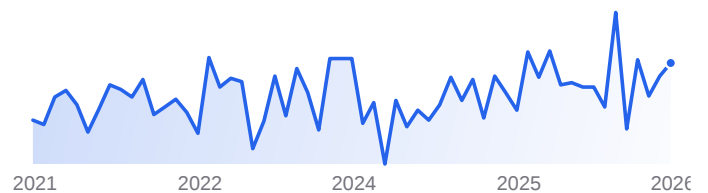
Growth (year over year)

Price +6.0% · Sales -3.7%



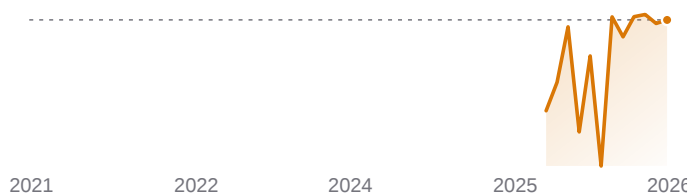
Price per square foot

\$293/ft²



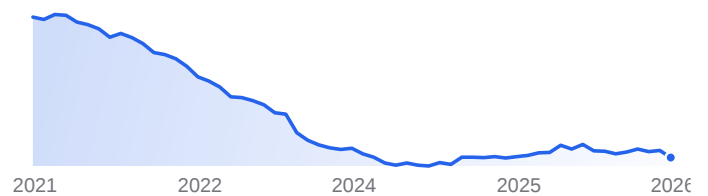
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

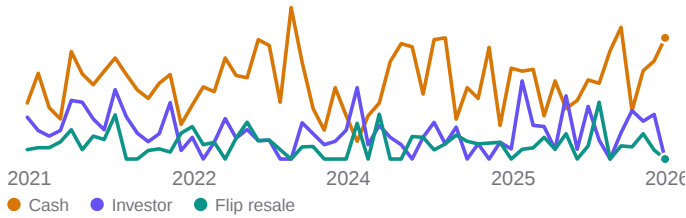
3.2%



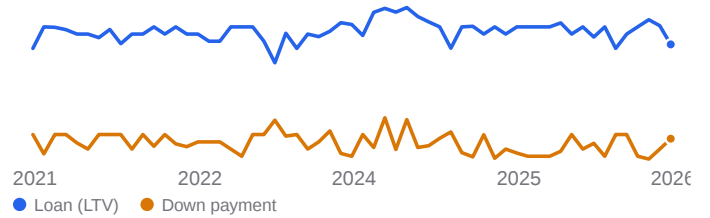
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



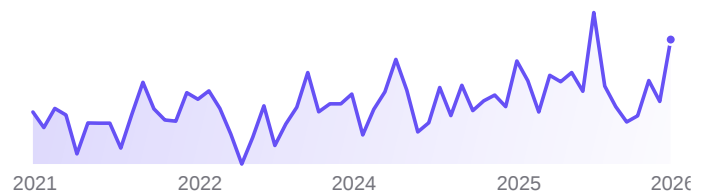
Sellers who sold at a gain

100%



Typical hold before selling

9.1 yrs



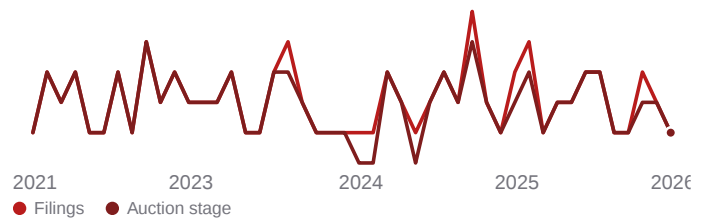
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,870
Median value (AVM)	\$419K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1978
Single family	81%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.5%
Owner occupied	77%
Company owned	6.9%
Median loan-to-value	47%

Typical ownership tenure

7.5 yrs

COMMUNITY

Population	24,125
Density	75 / mi²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	187
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	8.2%
Unemployment	1.8%
Average temp	50°F
Annual precip	60 in
Sunshine	35%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.